This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Community Rehabilitation Agencies of Tennessee and TNCO ACTs 200 4th Avenue North, Suite 600 Nashville, Tennessee 37210	SAME	Map 93-11, Parcel 196

Davidson County DEEDWARR
Recvd: 01/27/05 09:41 3 pgs
Fees:18.00 Taxes:2290.30

20050127-0009982

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Forty Rutledge Street, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Community Rehabilitation Agencies of Tennessee, a Tennessee nonprofit corporation, and TNCO ACTs, a Tennessee nonprofit corporation (collectively, the "Grantees"), as tenants in common, their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 30 feet of Lots Nos. 50, 51 and 52 and the northerly 30 feet of the westerly 40 feet of Lot No. 53 on the Plan of Rutledge Addition as of record in Book 21, page 73, Register's Office for said County, and also a 15-foot strip immediately north of same shown on said plan as an alley, but which alley has since been closed.

Said part of Lots Nos. 50, 51, 52 and 53 and the 15-foot strip immediately north of same front together 45 feet on the easterly side of Rutledge Street, and runs back between parallel lines, with the southerly line of Lots Nos. 44, 45, 46 and 47, 190 feet to an alley.

Being the same property conveyed to Forty Rutledge Street, a Tennessee general partnership, by deed from Rutledge Hill Partnership, a Tennessee general partnership, of record in Book 6725, page 243, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever.

The Grantor covenants with the Grantees that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters shown on the survey made by Phillip E. Holmes, Jr., Registered Land Surveyor No. 1728, Volunteer Surveying, dated January 3, 2005, including, but not limited to, concrete encroachments and asphalt encroachments.

(2) Subject to property taxes for the year 2005, a lien not yet due and payable.

(3) Subject to all matters shown on the Plan of Rutledges Addition of record in Plat Book 21, page 73, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 40 Rutledge Street, Nashville, Tennessee 37210.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 26th day of January, 2005.

Forty Rutledge Street, a Tennessee general partnership

By: David Lose
Its: Partner

By: Betti Lose
Its: Partner

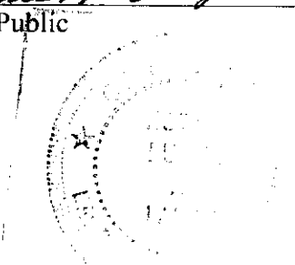
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, David Lose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Forty Rutledge Street, the within named bargainor, a Tennessee general partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS MY HAND, at office, this 26th day of January, 2005.

Notary Public

My Commission Expires: 3/22/08



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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, Betti Lose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be a partner of Forty Rutledge Street, the within named bargainor, a Tennessee general partnership, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

WITNESS MY HAND, at office, this 26th day of January, 2005.

Notary Public

My Commission Expires: 3/28/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $619,000.00.

Affiant

Sworn to and subscribed before me this 26th day of January, 2005.

Notary Public

My Commission Expires: 3/28/08

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